

FLAT IRON PARK

Dean Callan & COMPANY, INC.

1930 BOULDER COLORADO CENTRAL AVENUE

OFFICE SPACE FOR LEASE

AVAILABILITY - SUITE A

SPACE WEST	2,643 RSF
SPACE EAST	5,423 RSF
COMBINED	8,066 RSF
LEASE RATE	\$12.00 / RSF / NNN
ESTIMATED EXPENSES	\$6.00 / RSF

PROPERTY HIGHLIGHTS

Minimum of 14' clearance ceiling height throughout the space

One grade level door

Excellent access from US Hwy 36 and Hwy 119

Boulder is a highly desired location with a diverse mix of national, regional and local companies

Plenty of outdoor space including parks and trails within walking distance of Flatiron Park

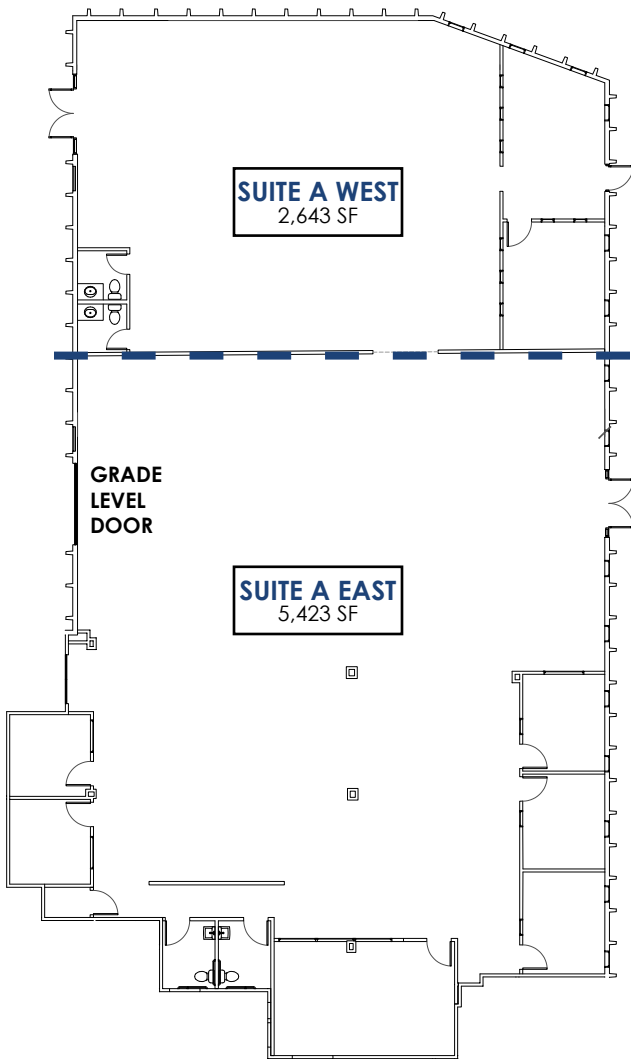


FOR MORE INFORMATION CONTACT:

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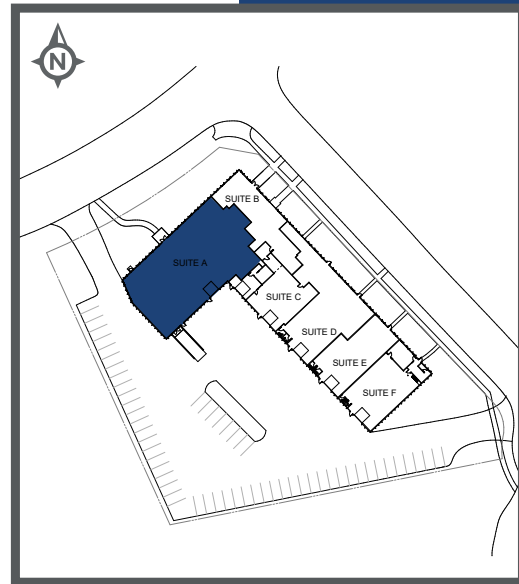
SUITE A - 8,066± SF AVAILABLE



1930
CENTRAL
AVENUE
BOULDER, COLORADO

BUILDING SIZE
23,136 SF

YEAR BUILT
1979

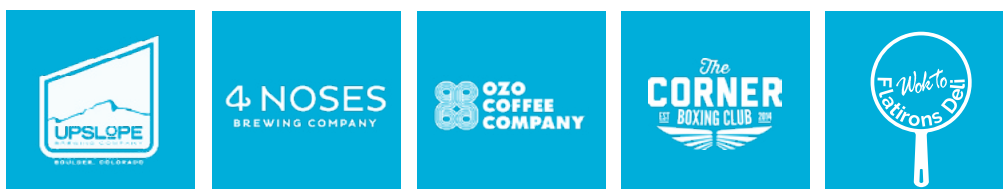


www.deancallan.com/property/boulder/1930-central-avenue

MAJOR TENANTS IN THE PARK



PARK AMENITIES



FOR LEASING INFORMATION:

Dean
Callan
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